

**NEWPORT BEACH ZONING ADMINISTRATOR MINUTES**  
**Council Chambers – 3300 Newport Boulevard**  
**Wednesday, July 11, 2012**  
**REGULAR HEARING**  
**3:30 p.m.**

1. **CALL TO ORDER** – The meeting was called to order at 3:30 p.m.

Staff Present: Brenda Wisneski, Zoning Administrator  
Kay Sims, Assistant Planner

2. **MINUTES** of June 27, 2012

**Action:** Approved

3. **PUBLIC HEARING ITEMS**

**ITEM NO. 1** Demler Residence - Modification Permit No. MD2012-009 (PA2012-060)  
23 Linda Isle CD 2

Kay Sims, Assistant Planner, gave a brief overview of the application for a modification permit to allow the third required garage parking space to be located on the 20-foot driveway. The third garage space is required because proposed additions to the existing home will result in a residence that exceeds 4,000 square feet. She gave a brief description of Linda Isle as a gated-community and its uniqueness relating to the original development of the island with guest parking spaces and 20-foot-driveways provided on each property. She gave a brief overview of some of the facts of finding that supported approval of the project including: the Zoning Code permits the relocation of required parking spaces with approval of a modification permit by the Zoning Administrator, and allows parking in front setback areas that have garages set back a minimum 20 feet from the front property line; Linda Isle doesn't experience the beach traffic and related parking issues of a typical beach community; approving the relocation of the third required parking space in the driveway will maintain the two community association guest parking spaces on the site; requiring the third parking space to be located in the garage would require a significant remodel of the existing house to relocate the existing kitchen area; and the proposed additions would result in a residence similar in scale to the other residences on Linda Isle.

Ms. Sims stated that she recommended two changes to the Conditions of Approval: 1) add a condition requiring approval of Coastal Commission; 2) correct condition no. 6 with the correct project numbers.

The Zoning Administrator opened the public hearing. The project applicant, Mr. John Garcia, representing the owner of the property, stated that he was a member of the community association's architectural committee and verified that he understood and accepted all of the conditions of approval.

There were no other public comments.

Zoning Administrator Wisneski approved the application and adopted the resolution with the recommended changes to the Conditions of Approval stating that she agreed with the facts in support of the findings in the draft resolution.

**Action:** Approved

4. **PUBLIC COMMENTS ON NON-AGENDA ITEMS:**

None.

**ADJOURNMENT** – The hearing was adjourned at 3:36 p.m.

**The agenda for the Regular Hearing was posted on July 6, 2012, at 9:50 a.m. on the City Hall Bulletin Board located outside of the City of Newport Beach Administration Building and on the City's website on July 6, 2012, at 1:50 p.m.**

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Brenda Wisneski, AICP, Zoning Administrator

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